

A Brief Synopsis of Building Permit Activity for December 2011

December 2011, with a total of just 17 single-family home permits, did not break any records. As usual, the majority of the permits, eight, were issued in unincorporated Tippecanoe County. Lafayette had four permits and West Lafayette had a total of five permits. All of the single-family building permits issued were for traditional detached single-family housing. The five-year average for single-family December permits (2006 to 2010) is 25.2 permits issued with a mean of 26 (the number half way between the high of 42 permits [December 2009] and the low of 10 permits from December 2008).

The 128 duplex units (in 64 buildings) that were issued permits this month were part of the Hawthorne Villas project located off of CR 550 E. There were no permits for multi-family construction.

All single-family residential subdivisions which had activity are shown on the next page as well as the location by civil township of the 17 single-family permits.

<u>County Subdivisions:</u>		<u>Lafayette Subdivisions:</u>	
Hawthorne Lakes	1	Amelia Station	3
Hickory Ridge	1	Brittany Chase	1
Lindberg Village	1		
The Orchard	1		
Shawnee Ridge	1		
Valley Ridge PD	1		
Unplatted	2		
<u>West Lafayette Subdivisions:</u>		<u>Permits by Township:</u>	
Arbor Chase	5	Wabash	8
		Wea	2
		Fairfield	4
		Perry	1
		Tippecanoe	1
		Wayne	1
		Total	<u>17</u>

As for the year 2011, it represented the first year there was an increase in single-family home construction in the last six years. Since the boom year of 2004, every year had seen decreasing numbers of single-family homes being constructed, until now. Hopefully this means our economic turn-around has begun.

Also unusual this year was the record number of duplexes built. The 366 duplex units were constructed in two developments: Hawthorne Villas and The Cottages on Lindberg.

This year also saw a greater number of multi-family apartment units under construction than has been seen since 2003. These permits included apartment buildings in the "suburbs" (Hawthorne Gardens) as well as urban developments such as University Terrace and Chauncey Square in West Lafayette's Village.